Rosebery Hall Common Areas

LOGAN CONSTRUCTION

Higher Education / Refurbishment

Key Features:

- Canteen and Common room refurbishment
- Fast-track, two-stage, procurement route
- Occupied halls of residence

Procured through a competitive two-stage Tender, we were appointed by the London School of Economics to refurbish the existing canteen and common areas in Rosebery Hall.

Works included the strip-out of existing elements, followed by the installation of new suspended ceilings, banquet seating, heating pipe-work, lighting and decoration works. Furthermore, repairs to the existing sub-floor and heating system were coordinated.

Achieving the Fast-Track Programme

Appointed in the Summer, this fast-track programme had the critical success factor of completing the refurbishment in time for the new University term. Following our appointment to a PCSA, we coordinated design development with the client team and an open-book market testing exercise with our dedicated supply-chain. Early approval of the design for the banquet seating, with the corresponding order placement promptly after, was a critical element of our procurement strategy to safeguard the critical path of the programme.

Occupied Halls of Residence

As the halls of residence were occupied by Summer School students during our on-site programme, close coordination between our team, the LSE project team and Building Manager was essential.

Nearby Vulnerable Parties

Rosebery Hall is located in a busy area of Islington, bounded by public highways on all sides. Moreover, opposite our vehicle access/egress point was a Primary School. As a result, numerous safeguards were implemented to protect these vulnerable local stakeholders - the foremost being a ban on deliveries/collections during peak hours for the Primary School.

Client:	London School of Economics
Project Value:	£350,000
Programme Duration:	13 weeks
Architect:	Rock Townsend
Quantity Surveyor:	Mortimer Isaacs